HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

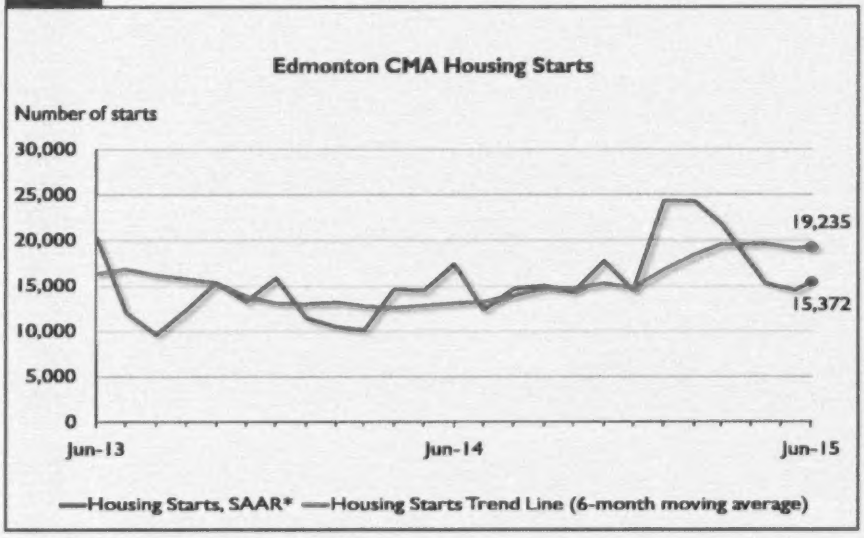
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2015

Highlights

- Actual housing starts move lower in June
- MLS® sales continue to decline
- Unemployment rate increases

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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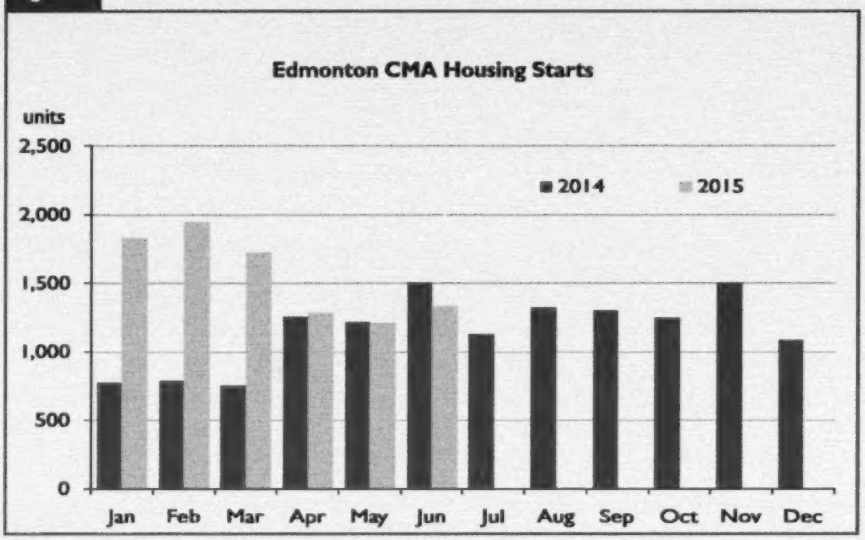
New Home Market

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 19,235 units in June compared to 19,082 in May. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts for the Edmonton CMA declined 11 per cent in June to 1,337 from 1,504 one year prior. Both single-detached and multi-family starts were down on a year-over-year basis. Strength in the early months of 2015 pushed year-to-date total housing starts to 9,341 units, up 49 per cent over the first six months of 2014.

Figure 2



Source: CMHC

Single-detached housing starts in the Edmonton CMA were down five per cent in June as builders poured the foundations for 553 units. Within the City of Edmonton 395 single-detached homes were started, three per cent higher than in the same month of 2014. Through the first half of 2015, single-detached housing starts in the Edmonton CMA were up three per cent over the same period of 2014. However, slower employment growth, lower consumer confidence and a larger selection of homes on the resale market is expected to slow activity in the market over the coming months.

Builders completed 623 single-detached homes in June, 21 per cent higher than in the same month of 2014. A pick-up in the number of starts in late 2014 is contributing to higher completions in recent months. Absorptions of single-detached homes also increased, rising to 631 from 565 in the same month of 2014. With absorptions outpacing completions, the number of homes in inventory was down slightly on a month-to-month basis to 600, but was eight per cent higher than inventory in June 2014. Both the number of show homes and spec homes in inventory increased on a year-over-year basis, with show homes rising at a faster pace.

The average absorbed price for a single-detached home was $589,985 in June, up 12 per cent from one year prior. The increase was attributable in part to a higher proportion of more expensive homes being sold. Homes priced above $700,000 accounted for 19 per cent of absorptions in June, up from 10 per cent in the same month a year prior. On a year-to-date basis, absorbed prices averaged $612,857 in the first six months of 2015, up 11.0 per cent from the same period of 2014.

For the second consecutive month multi-family starts, which consist of semi-detached, row, and apartment units, declined in June. Multi-family starts totalled 784 units, down from 924 in the same month one year prior. All three segments registered a decline in the number of starts, with apartments posting the largest. Strong activity in the market in the early months of 2015 has pushed the number of units under construction higher. This, coupled with softer economic conditions, has started to slow construction of multi-family homes.

Completions of multi-family homes moved up slightly in June to 896 units, up from 883 in the same month of 2014. This helped push the number of absorptions in the ownership market higher, which at 770 was 91 per cent higher than the same month one year prior. As a result, the number of units in inventory on the ownership market moved lower on a year-over-year basis, declining to 551 from 572 in June 2014. Despite the higher number of completions in June the number of units under construction was still up from a year prior, at 12,130 units.

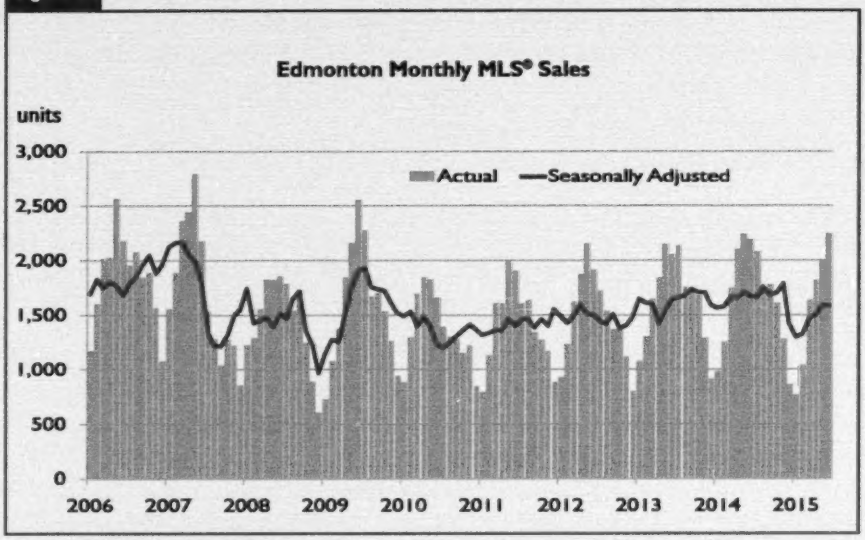
Existing Home Market

Slower employment growth, increased inventory on the new home market and lower consumer confidence led to a decline in the number of residential MLS® sales in Edmonton in the second quarter of 2015. From April to June 6,063 transactions were recorded, down seven per cent from the same period of 2014. This marks the fourth consecutive decline in MLS® sales.

New listings continued to rise above last year's levels in the second quarter. There were 11,185 new listings recorded from April to June, up from 10,689 one year prior. This, combined with lower sales, led to an increased selection of homes on the resale market. Active listings averaged 7,088 in the second quarter, 31 per cent higher than in the same quarter of 2014.

A decline in sales, together with an increase in new listings, moved the sales-to-new listings ratio lower. The ratio averaged 54.2 per cent in the second quarter, down from 61.0 per cent during the same three months of 2014. The sales-to-active listings ratio also declined from 39.0 per cent in the second quarter of 2014 to 26.7 per cent a year later. The decline in the two ratios suggests the market has shifted in favour of the buyer.

Figure 3



Source: CREA, Trended by CMHC

Fewer sales and a larger selection of homes have slowed the pace of price growth in Edmonton. The average MLS® price was $375,619 in the second quarter of 2015, up 2.6 per cent from the same period one year prior. Although still positive, this was the slowest rate of growth in price since the fourth quarter of 2013.

Economy at a Glance

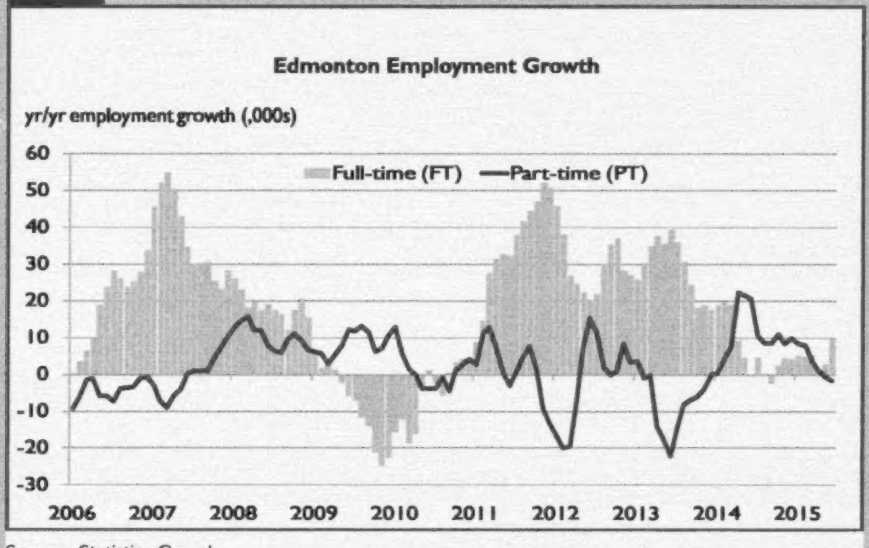
Employment growth continued to slow in the second quarter of 2015. Total employment increased 1.0 per cent year-over-year, down from 1.2 per cent in the first quarter of 2015. Growth in full-time positions more than offset a decline in the number of people working part-time. Edmonton's economy added 9,500 full-time jobs from the second quarter of 2014 to the same quarter of 2015.

Job growth in Edmonton was not strong enough to prevent the unemployment rate from moving higher, as the number of people in Edmonton's labour force increased at a faster pace than the number of jobs. The unemployment rate averaged 6.2 per cent from April to June, up from 5.7 per cent in the same three months a year prior.

A shift to more full-time positions helped push average weekly earnings up in the Edmonton CMA. Weekly earnings averaged $1,113 in the second quarter, up 4.2 per cent from the same quarter a year prior.

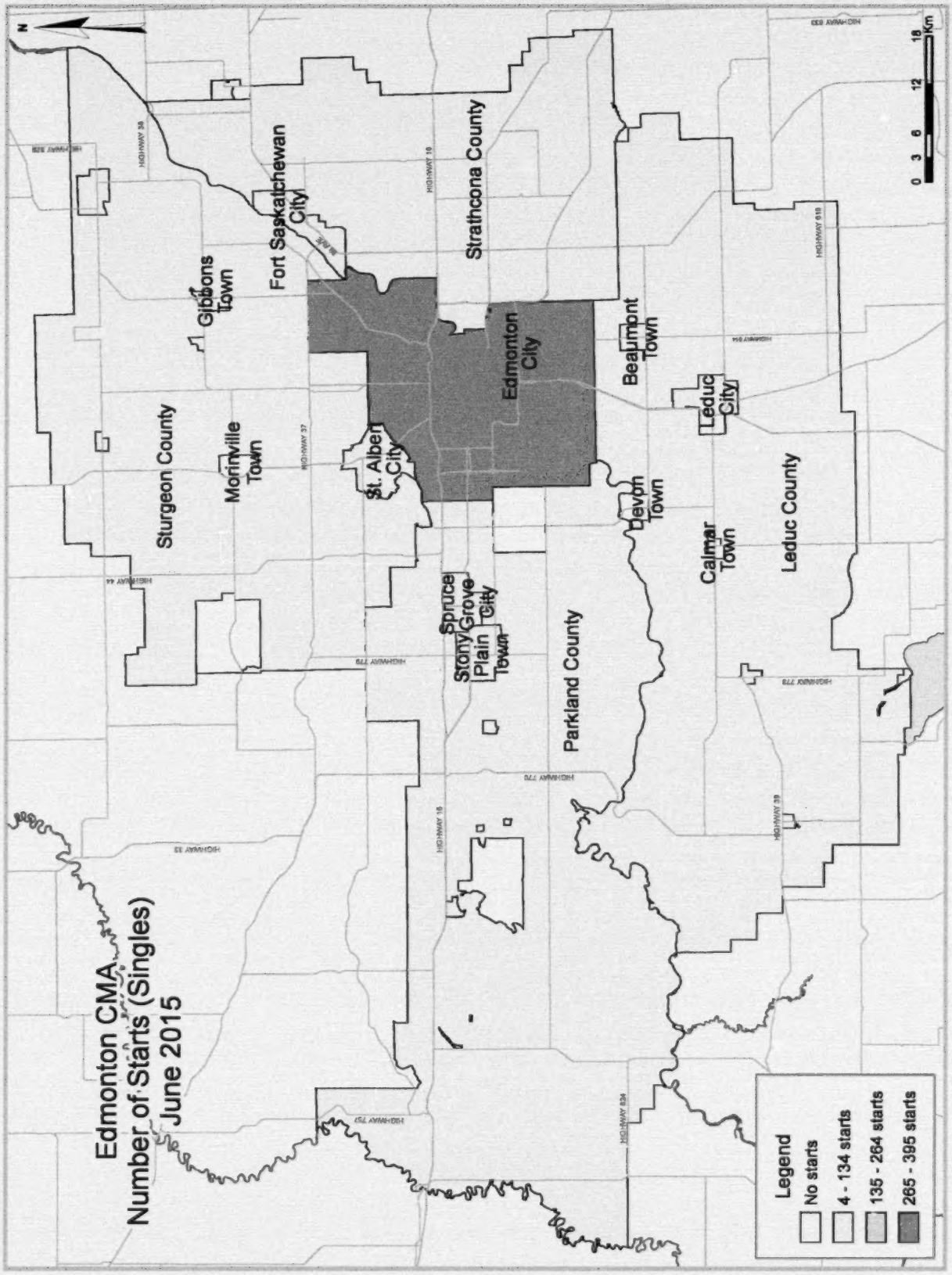
Softer economic conditions have contributed to a decline in the number of people moving to Alberta. In the first quarter of 2015, overall net migration to the province declined 60 per cent year-over-year to 7,723 people. The largest contributor to the decline was non-permanent migration, which accounted for a net loss of 5,896 people. Interprovincial migration remained positive but at 6,732 in the first quarter, was down 30 per cent from the same quarter of 2014. International migration, excluding non-permanent residents, declined 24 per cent to 6,887 from 9,046 in the first quarter of 2014.

Figure 4

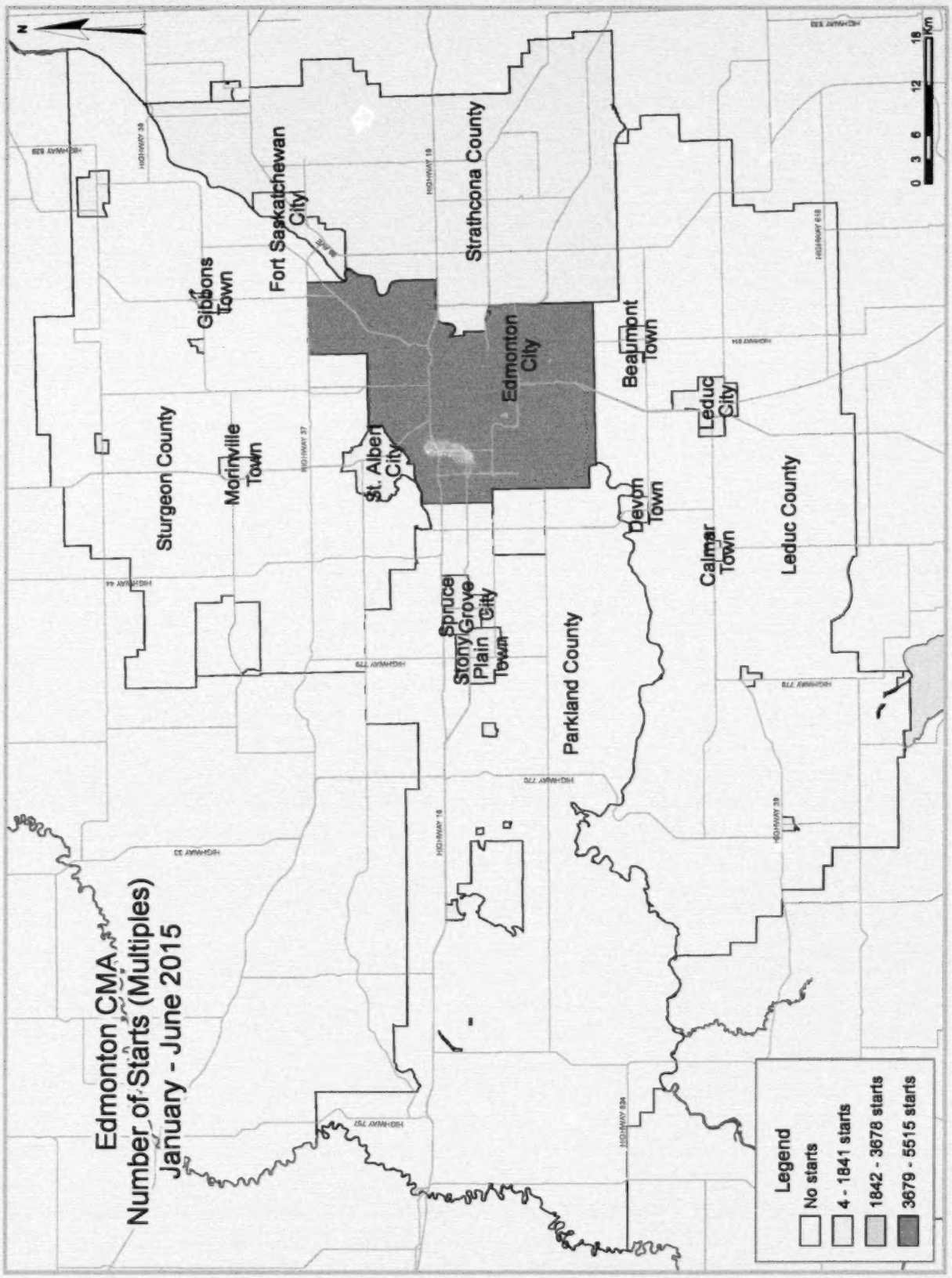


Source: Statistics Canada

Edmonton CMA
Number of Starts (Multiples)
June 2015
Legend
No starts
4 - 216 starts
217 - 428 starts
429 - 641 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 33
HIGHWAY 628
HIGHWAY 60
HIGHWAY 39
HIGHWAY 814
HIGHWAY 624
HIGHWAY 627
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Singles)
June 2015
N
0 3 6 12 18 Km
Legend
No starts
4 - 134 starts
135 - 264 starts
265 - 395 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 28
HIGHWAY 38
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 824
HIGHWAY 60
HIGHWAY 814
HIGHWAY 616

Edmonton CMA
Total Number of Starts
June 2015
Legend
No starts
4 - 348 starts
349 - 692 starts
693 - 1036 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 60
HIGHWAY 770
HIGHWAY 39
HIGHWAY 633
0 3 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - June 2015
Legend
No starts
4 - 1841 starts
1842 - 3678 starts
3679 - 5515 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

Edmonton CMA
Number of Starts (Singles)
January - June 2015
Legend
No starts
3 - 715 starts
716 - 1427 starts
1428 - 2140 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

Edmonton CMA
Total Number of Starts
January - June 2015
Legend
No starts
3 - 2553 starts
2554 - 5104 starts
5105 - 7855 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2015		
Edmonton CMA[1]	May 2015	June 2015
Trend[2]	19,078	19,235
SAAR	14,445	15,372
	June 2014	June 2015
Actual		
June - Single-Detached	580	553
June - Multiples	924	784
June - Total	1,504	1,337
January to June - Single-Detached	2,937	3,020
January to June - Multiples	3,353	6,321
January to June - Total	6,290	9,341

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	552	252	55	1	50	356	71	0	1,337
June 2014	580	254	99	0	82	449	0	40	1,504
% Change	-4.8	-0.8	-44.4	n/a	-39.0	-20.7	n/a	-100.0	-11.1
Year-to-date 2015	3,011	1,224	386	9	693	2,607	82	1,329	9,341
Year-to-date 2014	2,935	1,234	211	2	421	941	0	546	6,290
% Change	2.6	-0.8	82.9	**	64.6	177.0	n/a	143.4	48.5
UNDER CONSTRUCTION									
June 2015	4,288	1,736	535	7	1,081	5,479	137	3,162	16,425
June 2014	4,063	1,582	371	8	1,071	4,412	12	2,421	13,940
% Change	5.5	9.7	44.2	-12.5	0.9	24.2	**	30.6	17.8
COMPLETIONS									
June 2015	621	232	35	2	53	488	32	56	1,519
June 2014	517	142	13	0	103	78	0	547	1,400
% Change	20.1	63.4	169.2	n/a	-48.5	**	n/a	-89.8	8.5
Year-to-date 2015	3,404	1,142	190	10	511	1,028	76	1,173	7,534
Year-to-date 2014	2,826	986	178	0	315	594	8	1,228	6,135
% Change	20.5	15.8	6.7	n/a	62.2	73.1	**	-4.5	22.8
COMPLETED & NOT ABSORBED									
June 2015	600	255	22	0	74	200	n/a	n/a	1,151
June 2014	556	193	37	1	70	272	n/a	n/a	1,129
% Change	7.9	32.1	-40.5	-100.0	5.7	-26.5	n/a	n/a	1.9
ABSORBED									
June 2015	628	211	31	3	39	489	n/a	n/a	1,401
June 2014	565	171	11	0	124	97	n/a	n/a	968
% Change	11.2	23.4	181.8	n/a	-68.5	**	n/a	n/a	44.7
Year-to-date 2015	3,325	1,115	113	11	489	984	n/a	n/a	6,037
Year-to-date 2014	2,888	1,000	176	0	403	628	n/a	n/a	5,095
% Change	15.1	11.5	-35.8	n/a	21.3	56.7	n/a	n/a	18.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2015	395	194	45	0	38	312	52	0	1,036
June 2014	383	172	32	0	69	449	0	0	1,105
Beaumont Town									
June 2015	10	0	0	0	0	8	0	0	18
June 2014	14	0	0	0	0	0	0	0	14
Devon Town									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
June 2015	25	16	0	0	0	0	19	0	60
June 2014	29	14	0	0	0	0	0	0	43
Leduc City									
June 2015	21	4	10	0	12	0	0	0	47
June 2014	28	16	16	0	5	0	0	0	65
Leduc County									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	2	0	0	0	0	0	0	0	2
Morinville Town									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	6	2	0	0	0	0	0	0	8
Parkland County									
June 2015	17	0	0	0	0	0	0	0	17
June 2014	6	0	0	0	0	0	0	0	6
Spruce Grove City									
June 2015	9	22	0	0	0	36	0	0	67
June 2014	34	34	51	0	0	0	0	0	119
St. Albert City									
June 2015	11	4	0	0	0	0	0	0	15
June 2014	28	2	0	0	6	0	0	0	36
Stony Plain Town									
June 2015	6	6	0	0	0	0	0	0	12
June 2014	11	6	0	0	0	0	0	0	17
Strathcona County									
June 2015	34	6	0	1	0	0	0	0	41
June 2014	16	8	0	0	2	0	0	40	66
Sturgeon County									
June 2015	14	0	0	0	0	0	0	0	14
June 2014	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
June 2015	6	0	0	0	0	0	0	0	6
June 2014	7	0	0	0	0	0	0	0	7
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2015	552	252	55	1	50	356	71	0	1,337
June 2014	580	254	99	0	82	449	0	40	1,504

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2015	2,862	1,252	487	4	902	4,830	52	2,585	12,974
June 2014	2,724	1,140	246	8	842	4,122	4	1,524	10,610
Beaumont Town									
June 2015	93	18	10	0	0	8	0	0	129
June 2014	111	28	15	0	0	0	0	0	154
Devon Town									
June 2015	6	0	0	0	0	0	0	0	6
June 2014	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
June 2015	148	118	0	0	9	0	73	48	396
June 2014	170	62	0	0	10	0	0	142	384
Leduc City									
June 2015	178	72	27	0	24	160	8	104	573
June 2014	200	112	38	0	41	160	4	0	555
Leduc County									
June 2015	105	0	0	0	0	0	0	0	105
June 2014	112	0	0	0	0	0	0	0	112
Morinville Town									
June 2015	56	10	3	0	8	0	0	36	113
June 2014	30	2	8	0	0	0	0	37	77
Parkland County									
June 2015	124	2	0	0	0	0	0	0	126
June 2014	97	4	0	0	0	0	0	0	101
Spruce Grove City									
June 2015	185	154	4	0	46	104	0	104	597
June 2014	159	130	58	0	35	0	0	247	629
St. Albert City									
June 2015	110	30	0	0	42	137	0	188	507
June 2014	126	8	0	0	74	72	0	361	641
Stony Plain Town									
June 2015	68	28	0	0	16	12	0	0	124
June 2014	64	34	6	0	14	0	0	34	152
Strathcona County									
June 2015	203	50	0	3	34	228	0	93	611
June 2014	177	60	0	0	55	58	0	40	390
Sturgeon County									
June 2015	99	0	0	0	0	0	0	0	99
June 2014	56	0	0	0	0	0	0	0	56
Remainder of the CMA									
June 2015	51	2	4	0	0	0	4	4	65
June 2014	34	0	0	0	0	0	4	36	74
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2015	4,288	1,736	535	7	1,081	5,479	137	3,162	16,425
June 2014	4,063	1,582	371	8	1,071	4,412	12	2,421	13,940

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2015	450	180	20	2	26	488	3	0	1,169
June 2014	379	110	8	0	77	78	0	547	1,199
Beaumont Town									
June 2015	8	10	0	0	0	0	0	0	18
June 2014	10	2	0	0	0	0	0	0	12
Devon Town									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
June 2015	12	8	4	0	4	0	0	0	28
June 2014	33	12	0	0	2	0	0	0	47
Leduc City									
June 2015	24	14	11	0	9	0	29	0	87
June 2014	20	8	5	0	0	0	0	0	33
Leduc County									
June 2015	21	0	0	0	0	0	0	0	21
June 2014	5	0	0	0	0	0	0	0	5
Morinville Town									
June 2015	6	0	0	0	0	0	0	0	6
June 2014	3	0	0	0	0	0	0	0	3
Parkland County									
June 2015	15	2	0	0	0	0	0	0	17
June 2014	10	0	0	0	0	0	0	0	10
Spruce Grove City									
June 2015	24	10	0	0	0	0	0	0	34
June 2014	4	2	0	0	4	0	0	0	10
St. Albert City									
June 2015	19	6	0	0	0	0	0	0	25
June 2014	18	0	0	0	14	0	0	0	32
Stony Plain Town									
June 2015	11	2	0	0	4	0	0	0	17
June 2014	1	0	0	0	0	0	0	0	1
Strathcona County									
June 2015	15	0	0	0	10	0	0	56	81
June 2014	14	8	0	0	6	0	0	0	28
Sturgeon County									
June 2015	12	0	0	0	0	0	0	0	12
June 2014	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	9	0	0	0	0	0	0	0	9
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2015	621	232	35	2	53	488	32	56	1,519
June 2014	517	142	13	0	103	78	0	547	1,400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2015	306	142	12	0	31	168	n/a	n/a	659
June 2014	312	109	18	1	38	168	n/a	n/a	646
Beaumont Town									
June 2015	28	0	0	0	0	0	n/a	n/a	28
June 2014	23	4	3	0	0	0	n/a	n/a	30
Devon Town									
June 2015	1	0	0	0	0	0	n/a	n/a	1
June 2014	0	0	0	0	3	0	n/a	n/a	3
Fort Saskatchewan City									
June 2015	49	15	3	0	4	0	n/a	n/a	71
June 2014	34	13	0	0	2	0	n/a	n/a	49
Leduc City									
June 2015	54	15	0	0	2	0	n/a	n/a	71
June 2014	39	8	12	0	3	0	n/a	n/a	62
Leduc County									
June 2015	5	0	0	0	0	0	n/a	n/a	5
June 2014	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
June 2015	6	0	0	0	0	0	n/a	n/a	6
June 2014	1	0	3	0	0	0	n/a	n/a	4
Parkland County									
June 2015	6	3	0	0	0	0	n/a	n/a	9
June 2014	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
June 2015	43	39	1	0	10	32	n/a	n/a	125
June 2014	47	30	1	0	5	60	n/a	n/a	143
St. Albert City									
June 2015	35	10	0	0	1	0	n/a	n/a	46
June 2014	30	2	0	0	6	4	n/a	n/a	42
Stony Plain Town									
June 2015	27	21	6	0	5	0	n/a	n/a	59
June 2014	13	12	0	0	9	40	n/a	n/a	74
Strathcona County									
June 2015	36	10	0	0	21	0	n/a	n/a	67
June 2014	37	15	0	0	4	0	n/a	n/a	56
Sturgeon County									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
June 2015	4	0	0	0	0	0	n/a	n/a	4
June 2014	8	0	0	0	0	0	n/a	n/a	8
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2015	600	255	22	0	74	200	n/a	n/a	1,151
June 2014	556	193	37	1	70	272	n/a	n/a	1,129

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2015	452	155	12	2	18	489	n/a	n/a	1,128
June 2014	391	128	4	0	92	92	n/a	n/a	707
Beaumont Town									
June 2015	10	10	0	0	0	0	n/a	n/a	20
June 2014	10	2	0	0	0	0	n/a	n/a	12
Devon Town									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
June 2015	17	8	1	1	2	0	n/a	n/a	29
June 2014	35	14	0	0	1	0	n/a	n/a	50
Leduc City									
June 2015	25	13	11	0	8	0	n/a	n/a	57
June 2014	22	10	5	0	0	0	n/a	n/a	37
Leduc County									
June 2015	20	0	0	0	0	0	n/a	n/a	20
June 2014	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
June 2015	5	0	0	0	0	0	n/a	n/a	5
June 2014	12	0	0	0	5	0	n/a	n/a	17
Parkland County									
June 2015	15	1	0	0	0	0	n/a	n/a	16
June 2014	14	0	0	0	0	0	n/a	n/a	14
Spruce Grove City									
June 2015	26	13	7	0	1	0	n/a	n/a	47
June 2014	13	12	2	0	10	5	n/a	n/a	42
St. Albert City									
June 2015	20	3	0	0	0	0	n/a	n/a	23
June 2014	21	0	0	0	10	0	n/a	n/a	31
Stony Plain Town									
June 2015	9	7	0	0	4	0	n/a	n/a	20
June 2014	7	1	0	0	0	0	n/a	n/a	8
Strathcona County									
June 2015	15	1	0	0	6	0	n/a	n/a	22
June 2014	16	4	0	0	6	0	n/a	n/a	26
Sturgeon County									
June 2015	12	0	0	0	0	0	n/a	n/a	12
June 2014	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
June 2015	2	0	0	0	0	0	n/a	n/a	2
June 2014	8	0	0	0	0	0	n/a	n/a	8
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2015	628	211	31	3	39	489	n/a	n/a	1,401
June 2014	565	171	11	0	124	97	n/a	n/a	968

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Edmonton City	395	383	202	174	127	99	312	449	1,036	1,105	-6.2
Beaumont Town	10	14	0	0	0	0	8	0	18	14	28.6
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	25	29	16	14	19	0	0	0	60	43	39.5
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	21	28	4	16	22	21	0	0	47	65	-27.7
Leduc County	4	2	0	0	0	0	0	0	4	2	100.0
Morinville Town	0	6	0	2	0	0	0	0	0	8	-100.0
Parkland County	17	6	0	0	0	0	0	0	17	6	183.3
Spruce Grove City	9	34	22	34	0	51	36	0	67	119	-43.7
St. Albert City	11	28	4	8	0	0	0	0	15	36	-58.3
Stony Plain Town	6	11	6	6	0	0	0	0	12	17	-29.4
Strathcona County	35	16	6	10	0	0	0	40	41	66	-37.9
Sturgeon County	14	15	0	0	0	0	0	0	14	15	-6.7
Remainder of the CMA	6	3	0	0	0	0	0	0	6	3	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	553	580	260	264	168	171	356	489	1,337	1,504	-11.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	2,140	2,078	968	910	948	365	3,599	1,197	7,655	4,550	68.2
Beaumont Town	57	61	12	14	6	3	8	0	83	78	6.4
Calmar Town	5	10	0	0	4	0	0	0	9	10	-10.0
Devon Town	3	3	0	2	0	0	0	0	3	5	-40.0
Fort Saskatchewan City	104	146	102	66	31	0	48	0	285	212	34.4
Gibbons Town	0	3	0	0	0	0	0	0	0	3	-100.0
Leduc City	98	129	34	98	30	53	14	0	176	280	-37.1
Leduc County	55	40	0	0	0	0	0	0	55	40	37.5
Morinville Town	25	17	10	2	4	0	0	0	39	19	105.3
Parkland County	68	47	0	4	0	0	0	0	68	51	33.3
Spruce Grove City	136	134	100	92	14	74	36	104	286	404	-29.2
St. Albert City	78	91	24	36	0	22	16	110	118	259	-54.4
Stony Plain Town	44	46	20	32	4	12	12	0	80	90	-11.1
Strathcona County	136	98	74	66	0	15	199	40	409	219	86.8
Sturgeon County	55	27	0	0	0	0	0	0	55	27	103.7
Remainder of the CMA	16	7	0	0	0	0	4	36	20	43	-53.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,020	2,937	1,344	1,322	1,041	544	3,936	1,487	9,341	6,290	48.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Edmonton City	75	99	52	0	312	449	0	0
Beaumont Town	0	0	0	0	8	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	19	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	22	21	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	51	0	0	36	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	40
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	97	171	71	0	356	449	0	40

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	896	365	52	0	2,365	941	1,234	256
Beaumont Town	6	3	0	0	8	0	0	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	0	26	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	30	53	0	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	14	74	0	0	36	0	0	104
St. Albert City	0	22	0	0	16	0	0	110
Stony Plain Town	4	12	0	0	12	0	0	0
Strathcona County	0	15	0	0	170	0	29	40
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	959	544	82	0	2,607	941	1,329	546

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Edmonton City	634	587	350	518	52	0	1,036	1,105
Beaumont Town	10	14	8	0	0	0	18	14
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	41	43	0	0	19	0	60	43
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	35	60	12	5	0	0	47	65
Leduc County	4	2	0	0	0	0	4	2
Morinville Town	0	8	0	0	0	0	0	8
Parkland County	17	6	0	0	0	0	17	6
Spruce Grove City	31	119	36	0	0	0	67	119
St. Albert City	15	30	0	6	0	0	15	36
Stony Plain Town	12	17	0	0	0	0	12	17
Strathcona County	40	24	1	2	0	40	41	66
Sturgeon County	14	15	0	0	0	0	14	15
Remainder of the CMA	6	3	0	0	0	0	6	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	859	933	407	531	71	40	1,337	1,504

Table 2.5: Starts by Submarket and by Intended Market
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	3,367	3,058	3,002	1,236	1,286	256	7,655	4,550
Beaumont Town	75	78	8	0	0	0	83	78
Calmar Town	5	10	0	0	4	0	9	10
Devon Town	3	5	0	0	0	0	3	5
Fort Saskatchewan City	202	202	9	10	74	0	285	212
Gibbons Town	0	3	0	0	0	0	0	3
Leduc City	150	253	12	27	14	0	176	280
Leduc County	55	40	0	0	0	0	55	40
Morinville Town	35	19	4	0	0	0	39	19
Parkland County	68	51	0	0	0	0	68	51
Spruce Grove City	240	288	46	12	0	104	286	404
St. Albert City	102	99	16	50	0	110	118	259
Stony Plain Town	64	84	16	6	0	0	80	90
Strathcona County	184	156	196	23	29	40	409	219
Sturgeon County	55	27	0	0	0	0	55	27
Remainder of the CMA	16	7	0	0	4	36	20	43
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,621	4,380	3,309	1,364	1,411	546	9,341	6,290

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Edmonton City	452	379	180	122	49	73	488	625	1,169	1,199	-2.5
Beaumont Town	8	10	10	2	0	0	0	0	18	12	50.0
Calmar Town	0	7	0	0	0	0	0	0	0	7	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	12	33	12	14	4	0	0	0	28	47	-40.4
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	24	20	14	8	49	5	0	0	87	33	163.6
Leduc County	21	5	0	0	0	0	0	0	21	5	**
Morinville Town	6	3	0	0	0	0	0	0	6	3	100.0
Parkland County	15	10	2	0	0	0	0	0	17	10	70.0
Spruce Grove City	24	4	10	2	0	4	0	0	34	10	**
St. Albert City	19	18	6	14	0	0	0	0	25	32	-21.9
Stony Plain Town	11	1	2	0	4	0	0	0	17	1	**
Strathcona County	15	14	10	14	0	0	56	0	81	28	189.3
Sturgeon County	12	10	0	0	0	0	0	0	12	10	20.0
Remainder of the CMA	3	1	0	0	0	0	0	0	3	1	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	623	517	246	176	106	82	544	625	1,519	1,400	8.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	2,398	1,886	880	786	519	222	1,842	1,371	5,639	4,265	32.2
Beaumont Town	80	69	18	24	0	27	0	104	98	224	-56.3
Calmar Town	12	12	0	0	0	0	0	0	12	12	0.0
Devon Town	3	2	0	0	0	0	0	0	3	2	50.0
Fort Saskatchewan City	104	110	54	44	4	0	0	0	162	154	5.2
Gibbons Town	4	14	0	0	0	0	0	0	4	14	-71.4
Leduc City	152	143	62	42	101	61	0	0	315	246	28.0
Leduc County	76	40	0	0	0	0	0	0	76	40	90.0
Morinville Town	30	16	2	0	0	8	0	0	32	24	33.3
Parkland County	68	94	4	0	0	0	0	0	72	94	-23.4
Spruce Grove City	166	143	104	76	34	64	143	92	447	375	19.2
St. Albert City	103	68	26	24	0	0	72	255	201	347	-42.1
Stony Plain Town	40	31	32	14	7	11	0	0	79	56	41.1
Strathcona County	116	123	50	60	20	24	144	0	330	207	59.4
Sturgeon County	54	60	0	0	0	0	0	0	54	60	-10.0
Remainder of the CMA	10	15	0	0	0	0	0	0	10	15	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,416	2,826	1,232	1,070	685	417	2,201	1,822	7,534	6,135	22.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Edmonton City	46	73	3	0	488	78	0	547
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	5	29	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	56	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	74	82	32	0	488	78	56	547

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	509	216	10	6	1,028	502	814	869
Beaumont Town	0	27	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	37	61	64	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	34	64	0	0	0	92	143	0
St. Albert City	0	0	0	0	0	0	72	255
Stony Plain Town	7	11	0	0	0	0	0	0
Strathcona County	20	24	0	0	0	0	144	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	611	411	74	6	1,028	594	1,173	1,228

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Edmonton City	650	497	516	155	3	547	1,169	1,199
Beaumont Town	18	12	0	0	0	0	18	12
Calmar Town	0	7	0	0	0	0	0	7
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	24	45	4	2	0	0	28	47
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	49	33	9	0	29	0	87	33
Leduc County	21	5	0	0	0	0	21	5
Morinville Town	6	3	0	0	0	0	6	3
Parkland County	17	10	0	0	0	0	17	10
Spruce Grove City	34	6	0	4	0	0	34	10
St. Albert City	25	18	0	14	0	0	25	32
Stony Plain Town	13	1	4	0	0	0	17	1
Strathcona County	15	22	10	6	56	0	81	28
Sturgeon County	12	10	0	0	0	0	12	10
Remainder of the CMA	3	1	0	0	0	0	3	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	888	672	543	181	88	547	1,519	1,400

Table 3.5: Completions by Submarket and by Intended Market
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	3,371	2,673	1,442	715	826	877	5,639	4,265
Beaumont Town	98	120	0	0	0	104	98	224
Calmar Town	12	12	0	0	0	0	12	12
Devon Town	3	2	0	0	0	0	3	2
Fort Saskatchewan City	151	152	11	2	0	0	162	154
Gibbons Town	4	14	0	0	0	0	4	14
Leduc City	237	231	14	15	64	0	315	246
Leduc County	76	40	0	0	0	0	76	40
Morinville Town	32	20	0	4	0	0	32	24
Parkland County	72	94	0	0	0	0	72	94
Spruce Grove City	289	279	15	96	143	0	447	375
St. Albert City	115	72	14	20	72	255	201	347
Stony Plain Town	72	45	7	11	0	0	79	56
Strathcona County	140	161	46	46	144	0	330	207
Sturgeon County	54	60	0	0	0	0	54	60
Remainder of the CMA	10	15	0	0	0	0	10	15
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,736	3,990	1,549	909	1,249	1,236	7,534	6,135

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2015	46	10.3	103	23.0	124	27.7	85	19.0	90	20.1	448	553,460	607,721
June 2014	75	19.7	124	32.6	112	29.5	32	8.4	37	9.7	380	496,350	529,397
Year-to-date 2015	234	10.0	551	23.6	698	29.9	362	15.5	487	20.9	2,332	549,100	632,886
Year-to-date 2014	404	21.5	598	31.8	494	26.3	154	8.2	231	12.3	1,881	493,300	555,176
Beaumont Town													
June 2015	2	20.0	3	30.0	4	40.0	1	10.0	0	0.0	10	501,851	491,866
June 2014	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	460,650	458,990
Year-to-date 2015	13	18.8	24	34.8	18	26.1	13	18.8	1	1.4	69	496,000	502,803
Year-to-date 2014	7	8.5	35	42.7	32	39.0	5	6.1	3	3.7	82	499,900	509,125
Calmar Town													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
June 2014	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	–	–
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	359,900	389,384
Year-to-date 2014	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	349,800	339,066
Devon Town													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
June 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	–	–
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	–	–
Fort Saskatchewan City													
June 2015	3	16.7	12	66.7	0	0.0	1	5.6	2	11.1	18	450,000	489,750
June 2014	7	20.0	18	51.4	10	28.6	0	0.0	0	0.0	35	459,000	461,871
Year-to-date 2015	19	18.4	48	46.6	19	18.4	10	9.7	7	6.8	103	470,000	500,209
Year-to-date 2014	20	18.3	51	46.8	26	23.9	7	6.4	5	4.6	109	459,900	497,214
Gibbons Town													
June 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
June 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	–	–
Year-to-date 2014	12	85.7	2	14.3	0	0.0	0	0.0	0	0.0	14	352,500	359,357
Leduc City													
June 2015	5	20.0	8	32.0	8	32.0	2	8.0	2	8.0	25	499,023	502,047
June 2014	6	27.3	7	31.8	6	27.3	3	13.6	0	0.0	22	451,780	460,866
Year-to-date 2015	43	30.5	53	37.6	34	24.1	7	5.0	4	2.8	141	439,900	461,368
Year-to-date 2014	62	45.3	39	28.5	26	19.0	9	6.6	1	0.7	137	411,562	431,629
Leduc County													
June 2015	6	30.0	2	10.0	3	15.0	4	20.0	5	25.0	20	595,268	537,904
June 2014	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	–	–
Year-to-date 2015	17	22.1	15	19.5	13	16.9	10	13.0	22	28.6	77	561,326	570,425
Year-to-date 2014	4	10.0	10	25.0	8	20.0	11	27.5	7	17.5	40	567,650	570,962
Morinville Town													
June 2015	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	–	–
June 2014	3	25.0	8	66.7	1	8.3	0	0.0	0	0.0	12	438,300	430,633
Year-to-date 2015	17	68.0	6	24.0	1	4.0	1	4.0	0	0.0	25	367,000	391,628
Year-to-date 2014	10	33.3	19	63.3	1	3.3	0	0.0	0	0.0	30	421,200	418,360

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2015	1	20.0	0	0.0	0	0.0	1	20.0	3	60.0	5	–	–
June 2014	4	44.4	0	0.0	0	0.0	1	11.1	4	44.4	9	–	–
Year-to-date 2015	2	7.4	2	7.4	0	0.0	5	18.5	18	66.7	27	750,000	853,341
Year-to-date 2014	9	19.1	3	6.4	3	6.4	5	10.6	27	57.4	47	759,000	765,695
Spruce Grove City													
June 2015	2	7.7	11	42.3	8	30.8	1	3.8	4	15.4	26	499,955	540,167
June 2014	3	23.1	4	30.8	5	38.5	1	7.7	0	0.0	13	469,000	463,538
Year-to-date 2015	35	20.6	58	34.1	49	28.8	18	10.6	10	5.9	170	489,975	501,903
Year-to-date 2014	40	32.0	42	33.6	26	20.8	12	9.6	5	4.0	125	449,494	465,475
St. Albert City													
June 2015	0	0.0	2	10.0	6	30.0	6	30.0	6	30.0	20	626,819	667,041
June 2014	0	0.0	2	10.5	3	15.8	7	36.8	7	36.8	19	669,000	733,893
Year-to-date 2015	0	0.0	10	10.4	21	21.9	19	19.8	46	47.9	96	693,626	704,622
Year-to-date 2014	2	2.6	11	14.1	25	32.1	26	33.3	14	17.9	78	608,373	629,432
Stony Plain Town													
June 2015	3	33.3	3	33.3	2	22.2	0	0.0	1	11.1	9	–	–
June 2014	1	14.3	2	28.6	2	28.6	0	0.0	2	28.6	7	–	–
Year-to-date 2015	9	31.0	11	37.9	6	20.7	0	0.0	3	10.3	29	449,500	488,968
Year-to-date 2014	7	20.6	10	29.4	11	32.4	0	0.0	6	17.6	34	499,950	578,843
Strathcona County													
June 2015	0	0.0	3	21.4	9	64.3	0	0.0	2	14.3	14	587,500	643,143
June 2014	1	6.3	3	18.8	7	43.8	3	18.8	2	12.5	16	562,000	604,125
Year-to-date 2015	2	1.9	21	20.4	42	40.8	7	6.8	31	30.1	103	573,000	759,864
Year-to-date 2014	5	4.2	29	24.6	47	39.8	20	16.9	17	14.4	118	545,000	719,483
Sturgeon County													
June 2015	3	27.3	1	9.1	2	18.2	4	36.4	1	9.1	11	590,000	484,545
June 2014	2	22.2	3	33.3	3	33.3	1	11.1	0	0.0	9	–	–
Year-to-date 2015	6	12.5	10	20.8	12	25.0	8	16.7	12	25.0	48	590,000	604,083
Year-to-date 2014	7	12.3	9	15.8	13	22.8	13	22.8	15	26.3	57	590,000	633,035
Remainder of the CMA													
June 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	6	75.0	0	0.0	0	0.0	1	12.5	1	12.5	8	–	–
Year-to-date 2014	5	50.0	1	10.0	1	10.0	2	20.0	1	10.0	10	400,300	479,060
First Nations													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Edmonton CMA													
June 2015	77	12.6	149	24.3	166	27.1	105	17.1	116	18.9	613	542,141	589,985
June 2014	110	20.1	182	33.3	153	28.0	49	9.0	52	9.5	546	492,250	526,646
Year-to-date 2015	413	12.7	813	25.1	916	28.2	461	14.2	642	19.8	3,245	538,600	612,857
Year-to-date 2014	606	21.8	862	31.0	714	25.7	264	9.5	332	12.0	2,778	494,151	552,361

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2015						
Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	607,721	529,397	14.8	632,886	555,176	14.0
Beaumont Town	491,866	458,990	7.2	502,803	509,125	-1.2
Calmar Town	–	–	n/a	389,384	339,066	14.8
Devon Town	–	–	n/a	–	–	n/a
Fort Saskatchewan City	489,750	461,871	6.0	500,209	497,214	0.6
Gibbons Town	–	–	n/a	–	359,357	n/a
Leduc City	502,047	460,866	8.9	461,368	431,629	6.9
Leduc County	537,904	–	n/a	570,425	570,962	-0.1
Morinville Town	–	430,633	n/a	391,628	418,360	-6.4
Parkland County	–	–	n/a	853,341	765,695	11.4
Spruce Grove City	540,167	463,538	16.5	501,903	465,475	7.8
St. Albert City	667,041	733,893	-9.1	704,622	629,432	11.9
Stony Plain Town	–	–	n/a	488,968	578,843	-15.5
Strathcona County	643,143	604,125	6.5	759,864	719,483	5.6
Sturgeon County	484,545	–	n/a	604,083	633,035	-4.6
Remainder of the CMA	–	–	n/a	–	479,060	n/a
First Nations	–	–	n/a	–	–	n/a
Edmonton CMA	589,985	526,646	12.0	612,857	552,361	11.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
June 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,587	3,679	2,720	58.3	375,622	2.2	366,118
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	6,521	7.9		10,689			366,205	4.3	
	Q2 2015	6,063	-7.0		11,185			375,619	2.6	
	YTD 2014	10,510	4.5		18,099			361,699	4.5	
	YTD 2015	9,511	-9.5		20,116			372,528	3.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64		134.1	753	5.9	72.8	1,113
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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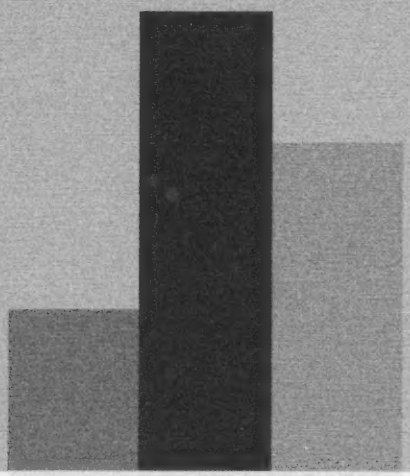

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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